

## The Real Estate Medium of Richmond. Supreme for Half Century.

## REAL ESTATE AND BUILDING NOTES

Continued Activity in Lee District, on West Broad Street and Everywhere.

### BUSINESS SITES WANTED

Advance in Prices of Building Material Throws House Builders Into Some Confusion.

Activity in Richmond real estate continues without abatement and without any signs that the most clear-sighted can discover of abating any time within the near future.

The week just closed was another busy one for the real estate men and a great many lots have changed hands. There has been no let up in the business being done on Monument and Allen Avenues and around and about the sites of the monuments. As for that matter, there has been no cessation of active business anywhere in Lee District. While it is true that speculation is still rife out there, it is also true that a larger proportion of the sales of the past week were to actual home builders than was the case the week before. Altogether the sales, speculative and otherwise, footed as many dollars as those of the week before, possibly a little more.

But the activity in real estate is not confined to Lee District—it is all over the city and extends over to Manchester.

Desirable Church Hill property is in very active demand and any vacant lot there or one with a good house on it that comes on the market finds buyers without any trouble. Leigh Street, Clay Street and Marshall Street property, residential and business is exceedingly active and some splendid sales have been made during the past month, especially last week. Out on Oakwood Avenue building lots are easily sold at good profits on the figures that prevailed last fall.

**Broad Street Property.**  
There is marked activity in West Broad Street business property, and a good deal of it changed hands last week—fully \$200,000 worth. There is great demand for business sites in this thoroughfare, and they are being readily bought. In most cases it is the intention of the buyers to tear down the old buildings now on the property and replace them with first-class up-to-date business houses.

Dr. Charles Labenberg has been a very active bidder for West Broad Street business property and has also been a seller of same.

Mr. Henry W. Roundtree has also made a number of valuable purchases. The sales have been chiefly confined to the territory bounded by the Masonic Temple and Glimmer Street. Several of the transactions were lots on which stores and flats will be erected.

Several agents report large sales along West Broad, but as the deeds have not yet been recorded, the names and location are not given.

John T. Goddin and Company sold last week the lot at the northwest corner of Broad and Glimmer Streets, 60 by 87 feet, for \$12,000. They also sold a lot on the north side of Broad, between Kinney and Bowe, for \$2,000.

Among the heaviest buyers during the past week was Mr. Henry Wallerstein. It was stated yesterday that he had purchased more than sixty different pieces during the week, which, added to his former holdings, makes him the owner of more pieces of property than any one man in Richmond. Mr. Wallerstein has been very successful in his real estate transactions and is regarded as one of the shrewdest buyers on the market.

The Times-Dispatch real estate man called on J. Thompson Brown and Company yesterday, and Mr. Leroy Brown, of that firm, said the activity in Lee District continues, but selling of and the inquiries for good realty is by no means confined to that part of the city. Among other deeds, Mr. Brown delivered yesterday were documents conveying 150 feet at the corner of Franklin and Robertson Streets; also 30 feet on Monument Avenue, near Allen Avenue, at \$15 per foot.

On being asked for a list of their sales in the past several days in other sections, they felt at liberty to mention only the following:  
Ninety feet on Floyd Avenue, near Home Place, to Emma K. Davis, for \$2,300; house and lot No. 223 Floyd Avenue, to E. R. Dowdy, for \$2,600; 40 feet on Park Avenue, corner Meadow Street, to F. Kell, for \$7,700; two East Main Street stores for \$11,500; brick store and dwelling No. 224 South Pine Street, to William W. Roundtree, for \$3,600; brick store and store on Kenney and Kenney and Bowe Streets, to S. H. Jeter, for \$3,000.

On being asked for particulars as to a \$40,000 deal recently closed by them (outside the \$33,000 sale of Broad Street property recently made to H. W. Roundtree), Mr. Leroy Brown stated they were not at liberty to give particulars, beyond stating that the deal at times had been passed upon by the attorneys and deed would probably be delivered early next week, when the matter would be of public record.

**Coming Public Sales.**  
C. L. & H. L. Denoon will offer tomorrow at 4:30 o'clock, the double brick dwelling, No. 620 North Twenty-seventh Street. The site is very desirable and will make a comfortable home. Immediately after this sale they will offer a building lot fronting 37 feet on the south side of M Street, between Twenty-sixth and Twenty-seventh Streets.

X. W. Bowe & Son will sell, next Tuesday, at 5 o'clock, a desirable manufactured site, fronting 10 feet on the north side of Broad Street, between Kenney and Bowe, and running back 145 feet to the H. F. & P. sidetracks.

Three public sales are advertised by J. Thompson Brown & Co. for this week that will probably attract crowds.

First, On Tuesday, February 6th, at 4:30, the two large brick buildings, Nos. 407 and 409 North Eighth Street, and 807 East Clay Street, to be removed. Estimated to contain one million bricks, besides a large lot of excellent building material, now in demand.

Second, Broad Street lot and improvements, corner Broad and Kenney Streets, Tuesday at 4:30 P. M.

Two Boulevard lots and eight other West End lots, Carter and Dance

### AUCTION SALES—Monday.

#### BY PUBLIC AUCTION

By C. L. & H. L. Denoon.  
Real Estate Agents and Auctioneers.  
521 Main Street.

#### TRUSTEE'S SALE

—of the—

#### Large Brick Dwelling

At the Southwest Corner of

27th and M Streets,

No. 620 N. 27th Street.

By virtue of a certain deed of trust, dated December 11, 1904, and recorded in the clerk's office of the Richmond Chancery Court, D. D. 179, C. page 490, default having been made in the payment of a note secured, and being required by the beneficiary so to do, I will sell at public auction on the premises on

Monday, February 5, 1906,

at 4:30 O'CLOCK P. M., the following described property: All that certain lot of land with the brick dwelling (No. 620) and all other improvements thereon, and the rights, ways, privileges and appurtenances thereto belonging, lying and being in the city of Richmond, at the southwest corner of M and Twenty-seventh Streets, fronting on the western line of Twenty-seventh Street forty-one feet, more or less, and extending back westerly along the southern line of M Street and between parallel lines 132 feet.

The improvements consist of a large double-brick dwelling and will make a most comfortable home. Property in this section is particularly desirable for rental purposes and this sale offers an opportunity for a safe investment.

Terms: Cash, as to expenses of sale, any taxes due and sufficient to pay a note of \$700 with interest from June 30, 1905, balance in two equal payments at one and two years.

C. L. DENOON, Trustee.

Immediately after the above sale we will sell a BEAUTIFUL BUILDING LOT fronting 37 feet on the south side of M Street, between Twenty-sixth and Twenty-seventh streets.

C. L. & H. L. DENOON, Auctioneers.



We will sell at our auction house, No. 16 North Seventh Street, MONDAY, FEBRUARY 5TH, AT 10:30 O'CLOCK,

for parties discontinuing housekeeping, a \$450.00 Upright Piano, with walnut case and handsome cover and stool, fine Dobson Patron Banjo, one good Drophead Singer Sewing Machine, with seven drawers and all attachments, two very handsome four-piece Overstuffed Parlor Suits, with large chairs and Rockers, Oak Hall Racks, very fine Gold Leaf Parlor Table, two double Walnut Bed Room Suits, with large mirror door Wardrobe to match; Massive Tapestry Portieres, single and double; Brass and Enamel Bedsteads, Belt and Shuck, Cotton Mattresses, two large hand-some Pictures, one extra large Moquet Carpet, 18x20 feet; several handsome large Parlor Rugs, Parlor Lamps, Child's Enamel Crib, Mahogany Bureau and Washstand, odd Case and Walnut Bedsteads, twenty-five Kitchen Chairs, a lot of nice Rockers, Quartered Oak Center Tables, Oak and Cherry Sideboards, Oak Chiffoniers, five extra large Ranges, Wood Heaters and Self-Feeding Stoves, one good Typewriter, one large Shoe Case, one good seven-piece Table Set, and lots of other goods that must be sold to make room, as it is coming in as fast as we can accommodate it. So if you attend the sale you can get bargains.

#### Special 10:30 Sharp.

One good Two-Horse Top Wagon and Harness, suitable for heavy hauling; one Light Delivery Wagon and Harness.

THE STANDARD AUCTION CO.  
B. C. BUFORD,  
Manager and Salesman.

By Edward S. Rose Company,  
Real Estate Auctioneers.

#### AUCTION SALE OF

#### That Large Brick Dwelling,

No. 318 North

25th Street.

At the request of the owner, we will,

MONDAY, the 5th day of February, 1906, at 4:30 P. M.,

sell by auction, upon the premises, the property numbered as above. The lot has a front of 30 by 120 feet to a wide alley in rear.

Offerings of this nature in the locality named are few and far between. Hence we advise you to be on hand promptly at the hour named.

TERMS: At sale.

EDWARD S. ROSE COMPANY,  
Auctioneers.

By THE VALENTINE AUCTION CO.,

618 East Broad Street.

150 CHAIRS, IRON AND WOOD BEDS, MATTRESSES, COUCHES, TABLES, SHOW CASES, ROLL TOP DESKS, CHINA CASES, &C., AT AUCTION,

TO-MORROW, MONDAY MORNING,

FEBRUARY 5TH.

Commencing at 10:30 o'clock, at our sales-rooms, No. 618 East Broad Street, we will sell about 150 assorted Chairs and Rockers, five Show Cases, Walnut Standing Desks, two Oak Roll Top Desks, Oak Revolving Chair, a number of the Iron, Oak and Walnut Beds, twenty-five Mattresses, two Oak Mirror Door Wardrobes, Hand-some Couches, fine Box Couch, fine Parlor Chairs and Rockers, Extension Tables, Heating and Cooking Stoves, Cooking Utensils, Rugs, Druggists, Carpets, Lounges, Mantel Mirrors, the Japanese Vases, Pictures, Blankets, Sheets, Counterpanes, &c.

THE VALENTINE AUCTION CO.

HIGH CONSTABLE'S SALE!

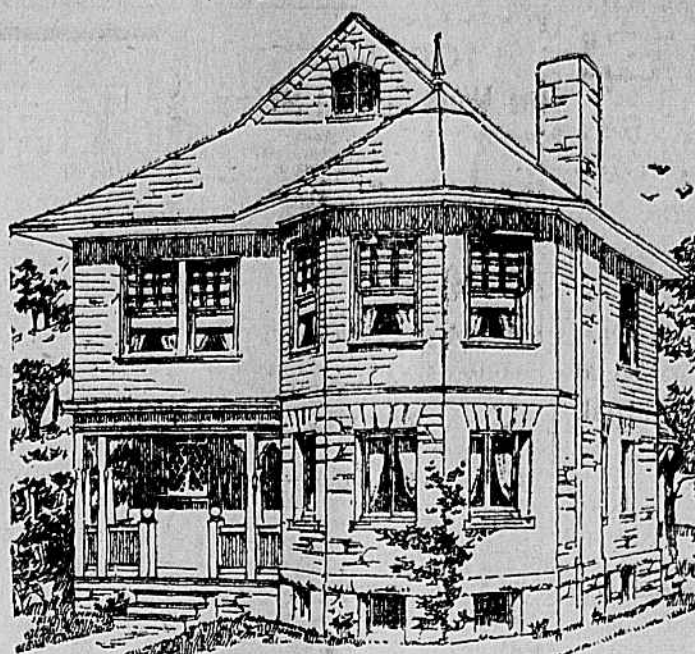
I will sell MONDAY, FEB. 5, 1906, at 10 o'clock A. M., at public auction, at my warehouses, 1305 East Franklin St., one lot of Furniture as follows: Bureaus, Washstands, Bedsteads and Wardrobes, several Trunks, a lot of New Picture Frames, a One-Horse Wagon, etc.

TERMS: Cash.

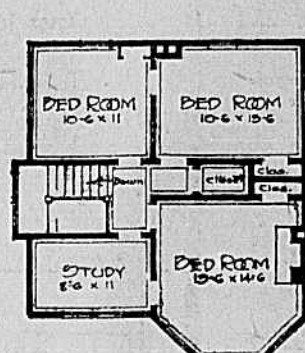
Wm. H. Wyatt, Jr.,

H. C. C. R.

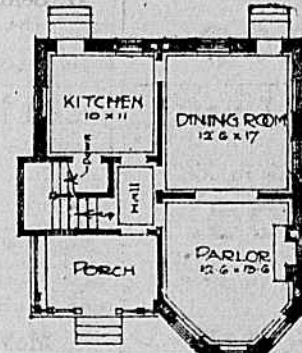
### A COMMODIOUS, ATTRACTIVE COTTAGE



CLYDE S. ADAMS ARCHT.



2<sup>ND</sup> FLOOR PLAN



1<sup>ST</sup> FLOOR PLAN

This modern, up-to-date suburban house, the first story of stone, can be built for \$2,950. It is of modern architecture, and the beauty and compactness cannot fail to be noticed. The house is not large, but intended for the ordinary requirements of a small family.

On the first floor there are three rooms, parlor, dining-room and kitchen, all well lighted and ventilated. The second floor contains three bed-rooms and a study, amply provided with closets. The entire house is to be trimmed on the inside with hardwood finish. The exterior is of local stone up to the second story, and frame above, with a shingle roof. The large projecting eaves are a feature which adds much to the appearance.

The following are the separate costs for construction:

Digging .....	\$70	Shingle roof .....	70
Stone work .....	320	Plastering .....	200
Cement floor .....	25	Brick work .....	100
Carpentering .....	500	Plumbing .....	50
Paper and nails .....	25	Hot air heating .....	100
Mill work .....	400	Range .....	40
Hardware .....	400	Builder's profit, plans, etc. ....	350
Lumber .....	400		
Painting and glazing .....	250		
			\$2,950

### WE DEMAND THAT YOU KNOW WHAT WE ARE DOING!

If you are a salaried man, it is your bounden duty. If you are a man of means, it is an opportunity rarely to be had. By attending the sales next Thursday and Saturday, February 8th and 10th, between 3 and 5 P. M., of beautiful home sites in Brookland Park, you will be able to lay the foundation of your own home and fortune. Lots will be sold at prices ranging from \$75 to \$150, on terms of \$10 cash and \$5 per month. Lots that are absolutely sure of advancing in value to double the present prices within twelve months; lots that are high, dry and beautiful; 30 to 40 feet front, 135 feet deep, facing 60-foot avenue, and having 15-foot alleys in rear. These sales will be on the property, in Brookland Park, one and a third miles from the center of Richmond; ten minutes from Broad Street by the Lakeside or Luburnam Avenue car lines, which pass directly through the property. Attend and see for yourself the splendid chance of stemming the tide of rent money flowing monthly from your pocket. Own your own home. Be your own landlord. You can do it by starting now. Cars leave First and Broad Streets for these sales at 2:30, 3:40 and 4 P. M., on the afternoon of next Thursday and next Saturday. If you are interested and wish further information about this property and how you can own your own home, with no greater outlay than you are now making for rent, call or send your name and address to S. L. Snowden, 1013 East Main Street, Richmond, Va., at once. We want to make your acquaintance. We are eager to know you, because we can benefit you, as well as ourselves.

### WE DEMAND THAT YOU KNOW WHAT WE ARE DOING!

#### AUCTION SALES—Monday.

By GEO. W. MAYO, Auctioneer,  
No. 110 North Seventh Street. 'Phone 1996.

#### EXCELLENT LOT OF HOUSEHOLD

EFFECTS AT AUCTION.

I will sell at my warehouses,

TO-MORROW, MONDAY, COMMENCING

AT 10:30 A. M.,

four very handsome Oak and one Walnut Bed-Room Suits and Wardrobes, three-piece Suits, Brass Bed and Birdseye Maple Bureau and Stand, one Light and Dark Oak Dining Room Suit, Chairs, Tables, Sideboards, China Closets, Dinner Wagons to match, three Leather Couches, Druggists, Carpets, Rugs, Mattings, Blankets, Birdseye Maple Writing Desk, China, Glassware, Pictures, two very massive Oak Hall Racks, odd Bureaus, Washstands, Bed Springs, Mattresses, Pillows, Bolsters, one Standing Oak Writing Desk; also a lot of other goods too numerous to mention.

Ladies invited.

GEO. W. MAYO, Auctioneer.

GEO. V. OLIVER, Salesman.

By RICHMOND AUCTION CO.,

General Auctioneers.

#### CONTINUED AUCTION SALE OF VALUABLE LAW AND MISCELLANEOUS BOOKS.

MONDAY, FEBRUARY 5TH, AT 4 P. M.,

at our warehouse, 1205 East Main Street, such as one full set of Virginia Reports, one set of Minor's Institutes and other valuable books.

Sale positive.

RICHMOND AUCTION CO.

GEORGE H. VALENTINE,

#### AUCTION SALES, Future Days

By J. Thompson Brown & Co.,  
Real Estate Agents and Auctioneers,  
1113 Main Street.

#### BUILDERS, ATTENTION!

Three Large Brick

Residences Sold

TO BE

Removed by March 23d.

By authority of the Committee on the

New High School, we will sell at Public

Auction,

Tuesday, Feb. 6, 1906,

at 4:30 P. M., those three large brick

residences.

Nos. 407 and 409 N. 8th St.

and

No. 807 E. Clay Street,

to be removed from the premises within

forty-five days from day of sale.

The material in these residences are

usually good. Two are modern built

and of excellent material.

No. 407 is three-story, iron veranda,

modern, two light front windows, in-

side blinds, large brick stable and yard

walls; at least 300,000 excellent brick.

No. 409 contains possibly 200,000 brick.

No. 807 E. Clay is also of excellent

material, with brick walls in yard and

much brick pavement; valuable stone

steps and wall; about 300,000 bricks.

Inspection solicited.

TERMS: Announced at sale.

J. THOMPSON BROWN & CO.,

Auctioneers.

#### AUCTION SALES, Future Days

By J. Thompson Brown & Co.,  
Real Estate Agents and Auctioneers,  
1113 Main Street.

#### Nice Dwelling and

Large Size Lot

IN

HOME PLACE

ON TUESDAY, FEBRUARY 6TH.

See Us for Particulars.

A. J. CHEWNING CO.

By RICHMOND AUCTION CO.,

1205 East Main Street,

General Auctioneers.

#### AUCTION SALE

OF HANDSOME CRYSTAL CHANDE-

LIERS, MANTEL MIRRORS, BRASS

FENDERS, HOUSEHOLD FURNI-

TURE, CARPETS, MATTINGS, BU-

REAU, WASHSTANDS, IRON BEDS,

BOOKCASES, SIDEBOARDS, TABLES,

HAT RACKS, OAK FOLDING BED,

WARDROBES, ETC., ETC.,

TUESDAY, FEBRUARY 6TH, 10:30 A. M.,

at our warehouses, 1205 East Main Street.

Ladies invited.

RICHMOND AUCTION CO.

GEORGE H. VALENTINE,

Auctioneer.

### AUCTION SALES, Future Days.

#### TRADE MARK

THE STANDARD AUCTION CO.  
16 NORTH 7TH

#### SPECIAL SALE,

WEDNESDAY, FEBRUARY 7TH, AT

10:30 O'CLOCK,

OF A LARGE STOCK OF ASSORTED

TOILET WATERS AND HIGH

GRADE PERFUMES, FACE POW-

DER, MASSAGE CREAMS, LAVEN-

DER, SATS, TOOTH POWDERS,

ETC., AT AUCTION.

This is the finest stock of Perfumes ever offered at public auction, and it is the greatest opportunity the ladies ever had to purchase such articles. All of these goods are of the highest quality and will please any one that buys them. Some of these goods sold as high as \$8.00 per pint, and all will absolutely be sold for the high dollar.

Ladies are specially invited to attend the sale, and the goods will be sold in lots to suit them. The perfumes will be on exhibition Tuesday.

**SPECIAL!**

After this sale we will sell a large assorted stock of Notions and Dry Goods, Hosiery and about 250 pairs Ladies' Shoes and Men's Shirts and Spool Cotton, Etc.

Terms: Cash.

THE STANDARD AUCTION CO.

R. C. BUFORD, Manager and Salesman.

By J. THOMPSON BROWN & CO.,

1113 Main Street.

#### Broad Street Corner Lots,

with superior railroad advantages and

good improvements.

#### Boulevard Lots

AND

Eight West End Lots,

CORNER OF CARTER AND DANCE

STREETS.

By request of the owners, we will sell

at public auction, on the premises,

Thursday, February 8th,

at